

Zoning Ordinances Introduced: March 2011

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	3-11	4/5/11	Amend the Land Use Regulations to add a new section entitled: "Maintenance of Rental/Leased Residential Dwellings." The regulations establish standards governing the maintenance, appearance, condition and occupancy of residential rental dwellings. Minimum standards are established governing utilities, facilities and other physical components necessary to make such rental dwellings fit for human habitation. The responsibilities and duties of the owners of rental properties are also established.	
Township of Denville	5-11	4/19/11	Amend the Land Use Regulations as they relate to fences to effect the following changes: <ul style="list-style-type: none"> In all zones, any fence facing on a public street or property line shall have the front finished surface exposed to said street or property line. Remove existing language that permitted fences that are more than 10% solid and up to six feet in height to extend into the side yard in residential lots of 15,000 square feet or greater (such fences that are more than 10% solid are now restricted to the rear yard). 	
Township of Denville	7-11	4/19/11	Amend the Land Use Regulations regarding seasonal farmer's market sales. The changes include the following: <ul style="list-style-type: none"> Under existing regulations, seasonal farmer's market uses are limited to the sale of local and regional farm grown produce and baked goods. The new amendment adds the sale of value adding specialty foods as a permitted use. A limited exception to the above uses is added, which shall include farm grown nursery products and flowers, hand-made soaps, candles, body care products and the like that are made of farm grown herbs and non-food animal products. 	
Township of Hanover	9-2011	4/14/11	Amend the Land Use and Development Regulations to add a new section establishing standards for signs in the WC Whippany Center District. Under existing regulations, Planned Commercial Developments within the WC District are subject to the regulations of the D-S Designed Shopping Center District. The stated purpose of the new regulations is a recognition of the fact that there are significant differences in the type of development permitted in the D-S and WC District, including types of uses permitted and the character and design of the anticipated development in each district, and these differences result in the need for different sign regulations for the two districts. The new regulations establish standards for such factors as maximum height, maximum sign area, placement, number, lighting and type of signs. Under the existing D-S District regulations in Planned Commercial Developments, only one freestanding pylon sign is permitted and such sign may identify the shopping center only, not individual tenants within the building. Under the new regulations, in addition to one principal freestanding sign identifying the Planned Commercial Development, secondary development signs at driveway entrances identifying the Planned Commercial Development and one freestanding business sign on each street frontage identifying individual businesses shall be permitted.	

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Township of Long Hill	278-11	4/27/11	Amend the Land Use Ordinance to create a formal mechanism for making sure that all land use requirements have been met prior to the issuance of a construction permit or certificate of occupancy by requiring a zoning permit when there has not been a development approval.	
Borough of Madison	5-2011	3/28/11	Amend the Land Development Ordinance to prohibit LED (light-emitting diode) signs, however, the use of LED technology as an indirect light source for signs is permitted provided the LED source is not visible or used to comprise any part of the sign lettering, logo or external display face. Also, the existing prohibition on moving signs is amended to prohibit signs that give the illusion of movement.	
Township of Montville	2011-08	3/22/11	Amend the Land Use Regulations to add a new chapter establishing regulations for wireless telecommunications equipment and facilities. These regulations are similar to the wireless telecommunications regulations adopted in many Morris County municipalities over the past decade.	

Zoning Ordinances Adopted: March 2011

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Harding	02-11	3/31/11	<p>Various amendments are proposed to the stormwater management and the dry well requirements of the Land Use and Development Regulations, including the following:</p> <ul style="list-style-type: none"> • The construction of new roofed areas, patios and recreation courts shall be subject to the dry well installation requirements of various listed sections of the regulations. • Plans for such dry wells shall be submitted to the Township Engineer for review and approval, which shall require issuance of a grading permit. • The dry well section of the stormwater management regulations is modified so that a waiver from strict compliance with the dry well installation requirement may be granted by the Township Engineer (instead of the Planning Board or Board of Adjustment as under existing regulations). • The existing section describing the circumstances when a waiver from strict compliance with the stormwater management regulations is permissible is amended as follows: <ul style="list-style-type: none"> - In addition to a showing of no impact on adjacent waterways (as under existing regulations), the applicant must now demonstrate no impact on adjacent property. - This determination shall be made by the Township Engineer (instead of the “municipality” as under existing regulations). - Any final decision by the Township Engineer on a waiver request may be appealed to the Board of Adjustment. 	
Township of Harding	03-11	3/31/11	<p>A new chapter establishing regulations pertaining to grading permits is added to the Township Code. The stated purpose is that “grading and related site improvements not subject to subdivision or site plan approval should be suitably regulated to ensure compliance with various Township requirements.” The new regulations detail the circumstances in which a grading permit shall be required, projects exempt from the requirements, procedures, enforcement and standards for issuance of permits.</p>	
Township of Harding	04-11	3/31/11	<p>Amend the Land Use and Development Regulations to add several new items to the submission requirements in the application checklist for subdivisions and site plans. Added items include digital copies of plans, lot boundaries, wetlands, and flood hazard areas (among other things). For applications requiring Morris County Planning Board approval, digital submissions shall be prepared according to standards used by the Morris County Planning Board.</p>	

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Township of Rockaway	11-3	3/4/11	Amend the Land Use and Development Regulations to revise the definition of “minor site plan.” Besides a rewording for clarification, the definition is amended to include the improvement (including additions) of existing site facilities where the construction involves no more than 2,000 square feet of floor area. Under existing regulations such additions would not satisfy the criteria for a minor site plan.	

Proposed Ordinances Received: 7

Adopted Ordinances Received: 4

Total Ordinances Processed: 11